

Hilltop Land Use Plan - 2019

DRAFT Area Specific Policies

1. Area Specific Policy 1 – Mixed Use

Consideration of Commercial Overlays
Commercial and Mixed Use Classifications

Consideration should be given to the development of commercial overlays for areas on the Recommended Land Use Map designated as Commercial and Mixed Use. Until such time overlays are in place for the Hilltop Plan Area, appropriate overlay standards, (guided by the most proximate existing overlay and existing site conditions) should be used along with C2P2 Design Guidelines for areas designated Mixed Use on the Recommended Land Use Map. Priority will be placed on developments providing a mix of uses and hiding parking to the greatest extent possible in areas recommended for Mixed Use.

Commercial overlays that already exist on portions of West Broad Street and Sullivant Avenue are not impacted by plan policy.

2. Area Specific Policy 2 – Mixed Use

Consideration of Urban Mixed Use Zoning District
West Broad Street

Consideration should be given to establishing an urban mixed use zoning district for use on West Broad Street that would allow a mix of commercial, residential, and institutional uses. Any proposed district should consider incorporating design and parking standards from the Urban Commercial Overlay, permitting building heights over 35', and including standards to ensure high quality development.

The goal of the district is to support/facilitate urban development on West Broad Street by providing greater flexibility of potential uses while ensuring pedestrian oriented development. Development within this district would not require the review of an appointed board, but would require staff review for consistency with the code and plan guidelines. This district would serve as a model for potential future application in additional commercial districts in Columbus.

3. Area Specific Policy 3 – Mixed Use

Development and Preservation of Streetscape

West Broad Street

Sullivant Avenue

Contributing buildings along West Broad Street and Sullivant Ave add to the character of the neighborhood and are building blocks for developing vibrant, livable “main streets” in the Hilltop area. On the other hand, vacant lots and non-contributing buildings take away from the overall appeal of the streetscapes. The following policy is intended to encourage healthy redevelopment of W Broad Street and Sullivant Avenue, including the reuse, preservation and incorporation of contributing buildings along these two corridors.

Mixed Use 3 is recommended for sites along W Broad Street. The Mixed Use 3 recommendation of unlimited density will be supported when development contributes to the overall streetscape, is consistent with C2P2 Design Guidelines and achieves one or more of the following:

- A contributing building(s) is adapted, reused, and/or incorporated into new development.
- A non-contributing building is razed and replaced.
- Redevelopment of a vacant lot.

A map of contributing buildings is included in this plan. Permitted densities will ultimately be determined by the zoning in place at the time of development.

Mixed Use 2 is recommended for sites along Sullivant Avenue. The Mixed Use2 recommendation of <45 du/acre will be supported when development is appropriately sited to address the street, contributes to the overall streetscape, and is consistent with C2P2 Design Guidelines. Additionally, one or more of the following should be included to support densities up to 45 du/acre:

- A contributing building(s) is adapted, reused, and/or incorporated into new development.
- A non-contributing building is razed and replaced.
- Redevelopment of a vacant lot.

While demolition control is not in place in the Hilltop (or most of the city), Area Specific Policy 3 is intended to encourage reuse and preservation of contributing structures by supporting higher density development where preservation is included in an overall development plan. Planning Division staff, in consultation with the Historic Preservation Office, identified contributing buildings along both corridors, as shown in Figure x.x.

Sidebar text: "Contributing building" is a building determined to exhibit the architectural elements and/or lot position common to the original neighborhood character of the Hilltop area, and arranged in relationships reflective of that character. Although typically found in buildings built before 1950, elements of this neighborhood character may be found in successive

generation buildings. Identified contributing buildings are primarily commercial, institutional and mixed-use in nature

4. Area Specific Policy 4 – Mixed Use

Limited Retail

Parkwick Drive and Georgesville Road

In these areas, a mix of uses are recommended, but retail uses are generally not supported. Retail may be considered when developed as a secondary use in support of residential, office or other primary uses.

5. Area Specific Policy 5 – Mixed Use

Employment Center Focus

West Mound Street and Ryan Avenue

In these areas, a mix of uses are recommended, with a focus on employment center uses. Retail may be considered when developed as a secondary use in support of residential, office or other primary uses. Residential may be considered when part of a large scale redevelopment of the site.

6. Area Specific Policy 6 – Employment Center

Residential uses located within the Employment Center classification

Areas north of West Broad Street, east and west of Wilson Road

Areas recommended for Employment Center may have scattered site residential uses located within the classification. The existing residential uses are supported, however, in the event that a residential site is proposed for redevelopment, the Employment Center recommendation would apply.

7. Area Specific Policy 7 – Employment Center

Support for Employment Center in Residential areas

East side of Big Run South Road (near Deer Path Drive)

In this area, Very Low Density Residential is recommended, with support for Employment Center uses due to the proximity of an existing job center. Employment Center development should include appropriate landscaping, screening and buffering along Big Run South Road and adjacent residential uses, as recommended by the C2P2 Design Guidelines.

8. Area Specific Policy 8 – Low Density Residential

Support for Natural Resource Preservation

North of Indiana & Ohio Railroad, south of Rea Avenue, east of Whitehorne Avenue

In this area, Low Density Residential with natural resource preservation is recommended. Site design for this area should include techniques such as clustering units on a smaller portion of the site and small lots sizes to support preservation of natural areas.

9. Area Specific Policy 9 – Mixed Use

Commercial and Mixed Use Development beyond an Alley
W Broad Street

W. Broad Street is the most active commercial corridor in the Hilltop and acts as a primary thoroughfare for both local and regional transportation. In order to support a mix of uses, dense residential development, and high-capacity transportation options along the corridor, it may be appropriate in some situations to support expansion of commercial uses beyond an alley and into a residential district.

Consideration for an expansion of commercial uses beyond an alley should be based on the following:

- a. The proposed principle use (along the corridor) should be generally compatible with the adopted land use plan.
- b. Proposals should comply with existing commercial overlay standards and/or be consistent with adjacent commercial overlay standards and C2P2 Design Guidelines.
- c. New development should be designed to minimize or mitigate impacts, including noise and light, on the adjacent uses, especially residential uses.
- d. Buffering and landscaping should be provided to minimize impacts on the adjacent neighborhood.
- e. Proposals should attempt to preserve any existing contributing structures along the corridor.

10. Special note: Within existing residential neighborhoods there are pockets of existing zoning that permit higher density residential than currently developed. The higher intensity zoning is generally considered an intrusion in otherwise consistently developed neighborhoods and recommendations have been provided based on overall neighborhood development patterns.

11. Special note: The recommendations of this plan do not apply to properties outside the city of Columbus, however, a land use recommendation for all parcels in the plan area in the event township property is annexed into the city.